

**THE TUROCI FIRM, INC.**

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Attorney for Debtor-in-Possession

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA  
LOS ANGELES DIVISION**

In re:

1369 LONDONDERRY ESTATE, LLC.,

Debtor-in-Possession.

Chapter 11

Case No. 2:20-bk-20801-BB

**CHAPTER 11 STATUS REPORT**

**CASE MANAGEMENT CONFERENCE:**

Date: January 27, 2021

Time: 10:00 a.m.

Ctrm.: 1539

255 E. Temple Street

Los Angeles, CA 90012

**TO THE HONORABLE SHERI BLUEBOND, UNITED STATES BANKRUPTCY  
JUDGE; THE OFFICE OF THE UNITED STATES TRUSTEE; OTHER CREDITORS  
AND PARTIES IN INTEREST:**

1369 Londonderry Estate, LLC, the debtor and debtor-in-possession ("Debtor") in the  
above-reference case, hereby files its Chapter 11 Status Report in connection with the upcoming  
chapter 11 case management conference.

1 **A. A brief description of the debtor's business and operations, if any, and the principal**  
2 **assets and liabilities of each estate.**

3 1369 Londonderry Estate, LLC, the debtor and debtor in possession ("Debtor"), is a  
4 California limited liability company solely owned by Park City Family Settlement. Nile  
5 Miami is the Settlor of the Park City Family Settlement. Debtor was established in or about  
6 July 2014.

7 The only asset of the Debtor is the real property located at 1369 Londonderry Place, Los  
8 Angeles, California 90069 ("Property"). There are five liens that are secured by the Property.  
9 The first lien holder is owed about \$4.6 million. The second lien holder is owed about \$11.3  
10 million. The third lien holder is owed about \$13.5 million. The fourth lien holder is owed \$0.  
11 Debtor disputes any amount owed to the fourth lien holder. The fifth lien holder is owed about  
12 \$29 million. The State Board of Equalization recorded a tax lien against the Property in the  
13 amount of \$29,940. The Property has a fair market value of approximately \$30 million.

14 The Debtor is approximately 11 months behind on payments to the holders of the 1<sup>st</sup> and  
15 2<sup>nd</sup> deeds of trust.

16 **B. Brief answer to the following questions:**

17 **1. What precipitated the bankruptcy filing?**

18 A foreclosure was set for December 9, 2020. The Debtor filed this instant case to  
19 stop the foreclosure and allow a reorganization plan to take shape that would most  
20 certainly include a sale of the property at market price rather than at  
21 firesale/foreclosure price.

22 **2. What does the debtor hope to accomplish in this chapter 11 case?**

23 The Debtor's intentions are to sell the Property and distribute the proceeds as soon as  
24 possible.

25 **3. What are the principal disputes or problems likely to be encountered during the**  
26 **course of the debtor's reorganization efforts?**

27 Debtor is facing foreclosure. Debtor wishes to sell the Property and pay its debts.

28 **4. How does the debtor recommend that these disputes be resolved and why?**

1 This is a single asset real estate case. The court may grant relief from the automatic  
2 stay to a secured creditor unless the Debtor files a feasible plan of reorganization or  
3 begins making interest payments to the creditor within 90 days from the date of the  
4 filing of the case. Debtor will either commence interest payments to the creditors or  
5 propose a confirmable chapter 11 plan within the required time period. Debtor will  
6 sell the Property to satisfy the allowed claims to the maximum amount possible.

7 **5. Has the debtor complied with all of its duties under 11 U.S.C. Sections 521, 1106**  
8 **and 1107 and all applicable guidelines of the Office of the United States Trustee,**  
9 **and, if not, why not?**

10 The Debtor is in compliance with all of its applicable statutory and guidelines of the  
11 Office of the United States Trustee ("OUST"). The Debtor submitted its 7-Day  
12 Package to the OUST. The Initial Debtor Interview and 341(a) Meeting of Creditors  
13 are both scheduled on January 12, 2021.

14 **6. Do any parties claim an interest in cash collateral of the debtor?**

15 The Property does not generate any income so there is no cash collateral.

16 **7. Is the debtor using cash that any party claims as its cash collateral and, if so, on**  
17 **what date(s) did the debtor obtain an order authorizing the use of such cash or**  
18 **the consent of such party?**

19 Not applicable.

20 **C. The identity of all professionals retained or to be retained by the estate, the dates on**  
21 **which applications for the employment of such professionals were filed or submitted to the**  
22 **United States Trustee, the dates on which orders were entered in response to such**  
23 **applications, if any, and a general description of the type of services to be rendered by each**  
24 **or the purpose of the employment precipitated the bankruptcy filing?**

25 A motion to employ The Turoci Firm, Inc. as general bankruptcy counsel was  
26 filed on December 17, 2020 [docket number 20]. A motion to employ a broker should be filed  
27 within 10 days. To date, no other professionals have been employed.

Debtor does not anticipate the need for any other professionals besides those listed above in this case.

**D. In operating cases, evidence regarding projected income and expenses for the first six months of the case.**

The Debtor does not anticipate earning any income.

**E. Proposed deadlines for the filing of claims and objections to claims.**

A Motion Setting Claims Bar Date was filed on December 22, 2020 [docket number 14]. The proposed deadline for non-governmental units to file proofs of claim is April 9, 2021. The proposed deadline for governmental units to file proofs of claim is June 7, 2021. The order setting the claims bar date is pending.

The Debtor proposes that objections to claims be filed within ninety (90) days after the effective date of any confirmed plan of reorganization or ninety (90) days after the actual bar date, whichever occurs later.

**F. A proposed deadline for the filing of a plan and disclosure statement; and**

Debtor anticipates filing a plan of reorganization and disclosure statement within 90 days.

**G. A discussion of any significant unexpired leases and executory contracts to which the debtor is a party and the debtor's intentions with regard to these leases and contracts.**

There are no executory contracts or unexpired leases.

Dated: December 28, 2020

**THE TUROCI FIRM, INC.**



Todd Turoci  
Attorney for Debtor in Possession  
1369 Londonderry Estate, LLC

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
3845 Tenth Street, Riverside, CA 92501

A true and correct copy of the foregoing document entitled (*specify*): **CHAPTER 11 STATUS REPORT FOR INITIAL CASE MANAGEMENT CONFERENCE ON JANUARY 27, 2021**

will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 12/29/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Mel Aranoff** maranoff@mbnlawyers.com
- **Simon Aron** saron@wrslawyers.com, eweiman@wrslawyers.com
- **Eryk R Escobar** eryk.r.escobar@usdoj.gov
- **Kenneth G Lau** kenneth.g.lau@usdoj.gov
- **Todd L Turoci** mail@theturocifirm.com
- **United States Trustee (LA)** ustpreion16.la.ecf@usdoj.gov
- **Johnny White** JWhite@wrslawyers.com,  
aparisi@wrslawyers.com;eweiman@wrslawyers.com;chamilton@wrslawyers.com

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On 12/29/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Sheri Bluebond  
U.S. Bankruptcy Court  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1534 / Courtroom 1539  
Los Angeles, CA 90012

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/29/2020

Date

Dana Cormey

Printed Name

  
Signature

Label Matrix for local noticing  
0973-2  
Case 2:20-bk-20801-BB  
Central District of California  
Los Angeles  
Tue Dec 29 08:11:33 PST 2020

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West Hollywood, CA 90069-1850  
8981 W. Sunset Blvd., Suite 303  
West Hollywood, CA 90069-1850

Los Angeles Division  
255 East Temple Street,  
Los Angeles, CA 90012-3332

10701 Bellagio Road, LLC  
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West Hollywood, CA 90069-1850

AIG Private Client Group  
PO Box 601148  
Pasadena, CA 91189-1148

Blanca Tile  
9425 Olympic Blvd.  
Pico Rivera, CA 90660-2143

California Dept. of Tax and Fee Administrati  
Collections Support Bureau, MIC: 55  
PO Box 942879  
Sacramento, CA 94279-0055

Carcassonne Fine Homes, LLC  
8981 W. Sunset Blvd., Suite 303  
West Hollywood, CA 90069-1850

Centurion LV  
607 E. Brisa Drive  
Phoenix, AZ 85085-7216

County of Los Angeles Tax Collector  
PO Box 512102  
Los Angeles, CA 90051-0102

Crestlloyd, LLC  
8981 W. Sunset Blvd., Suite 303  
West Hollywood, CA 90069-1850

Davidson Accountancy  
14011 Ventura Blvd. Suite 302  
Sherman Oaks, CA 91423-5226

Dunfanaghy Bay Ventures, LLC  
dba Skyline Development  
8981 W. Sunset Blvd., Suite 303  
West Hollywood, CA 90069-1850

First American Title Insurance Co.  
4380 La Jolla Village Drive  
Suite 110  
San Diego, CA 92122-1200

First Republic Bank  
Loan Servicing Department  
111 Pine Street  
San Francisco, CA 94111-5608

Franchise Tax Board Bankruptcy  
Section, MS: A-340  
P. O. Box 2952  
Sacramento, CA 95812-2952

GB Developing  
2328 Durfee Ave, Suite G  
Calabasas, CA 91372

Internal Revenue Service  
P.O. Box 7346  
Philadelphia, PA 19101-7346

Italian Luxury Group  
4 NE 39th Street  
Miami, FL 33137-3630

JMS  
7640 Burnet Ave.  
Van Nuys, CA 91405-1005

Jensen Construction  
3278 Mataro Street, Suite 1  
Pasadena, CA 91107-6027

LADWP  
PO Box 30808  
Los Angeles, CA 90030-0808

Marbella Construction, Inc.  
8981 W. Sunset Blvd., Suite 303  
West Hollywood, CA 90069-1850

Nile Miami  
8981 W. Sunset Blvd., Suite 303  
West Hollywood, CA 90069-1850

Powertek Electric Inc.  
28364 S. Western Avenue, #414  
Rancho Palos Verdes, CA 90275-1434

Quattro Investment, Inc.  
c/o Paul Weinberg  
5 Park Plaza, Suite 1500  
Irvine, CA 92614-8595

Snyder Diamond  
1399 Olympic Blvd.  
Santa Monica, CA 90404-3776

Southern California Gas  
PO Box C  
Monterey Park, CA 91754-0932

State Board of Equalization  
Account Information Group, MIC: 29  
P.O. Box 942879  
Sacramento, CA 94279-0029

State Board of Equalization  
Special Operations Bankruptcy Team  
MIC: 74  
P.O. Box 942879  
Sacramento, CA 94279-0074

U.S. Small Business Administration  
Attn: So Cal Legal Unit  
330 North Brand Boulevard, Suite 12  
Glendale, CA 91203-2320

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United States Attorney's Office  
Federal Building, Room 7516  
300 North Los Angeles Street  
Los Angeles, CA 90012-3336

United States Department of Justice  
Ben Franklin Station  
P. O. Box 683  
Washington, DC 20044-0683

United States Trustee (LA)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

West Valley Green  
14761 Tupper Street  
Panorama City, CA 91402-1222

Westside Estate Agency  
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Beverly Hills, CA 90210-5302

Yogi Securities Holding, LLC  
Attn. Joseph Englanoff  
9701 West Pico Boulevard, Suite 201  
Los Angeles, CA 90035-4743

Yvonne Miami  
301 Copa de Oro Road  
Los Angeles, CA 90077-3822

Todd L Turoci  
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3845 Tenth Street  
Riverside, CA 92501-3519

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